

Your Community Impact Statement has been successfully submitted to City Council and Committees.

If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at NCsupport@lacity.org.

This is an automated response, please do not reply to this email.

Contact Information

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The Board approved this CIS by a vote of: Yea(6) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 4/27/2021

Type of NC Board Action: For

Impact Information

Date: 05/04/2021

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 20-1314

Agenda Date:

Item Number:

Summary: The GCPNC supports the motion for a report with recommendations on the feasibility of revising the Transit Oriented Communities (TOC) Affordable Housing Incentive Program and its TOC Program Guidelines. We have heard from our community the following problems with the TOC program as it is currently implemented: *Developers choose extremely-low income units so that they can build the least number of affordable units *Low-income units are only on a 10-year covenant, we are only kicking our crisis down the road *Even these units are unaffordable to many in the neighborhood *Projects are way out of scale with the neighborhood - 4-story buildings dwarf the neighbors * The community has very little say in projects that result in the displacement of local long-time residents *Even when the projects don't directly displace residents (i.e. no residential units are removed) they put pressure on the local rental market and result in rising rents of nearby properties *Developers attract retail and restaurants that provide food and services that are not designed for the existing community, further gentrifying the neighborhood *Extra retail may put local mom & pop stores out of business *The reduction or removal of minimum parking spaces results in increased parking pressure in local neighborhoods especially where there is parking enforcement *The aim to build TOC projects near mass transit may be a good one, but the reality is that people who can afford market-rate housing come with cars *Increased traffic can make the streets more dangerous for pedestrians and cyclists Please include community members in the feasibility report and include robust community outreach. In conclusion, the Greater Cypress Park NC believes the city should be concentrating on building housing that is actually affordable to LA's low-income, minimum wage earners, and under-resourced residents, rather than providing giveaways to private developers.